

# **City of Broken Arrow**

## **Minutes**

### **Elm Place and New Orleans Advisory Committee**

*Chairperson Roy Wood*  
*Vice Chair Chase Elkins*  
*Member Tatum Adams*  
*Member Jim Beavers*  
*Member Fred Dorrell*  
*Member Karla Dyess*  
*Member Scott Eudey*  
*Member Christi Gillespie*  
*Member Danny Miller*  
*Member Mindy Payne*  
*Member James Ring*  
*Member Lee Whelpley*

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**Thursday, August 29, 2019**

**Time 6:00 p.m.**

**Broken Arrow Nazarene Church  
401 W. New Orleans**

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#### **1) Roll Call**

City Manager Michael Spurgeon welcomed all present. He noted the meeting was being recorded and could possibly be televised at a later date. He discussed the Agenda.

**Present:** Tatum Adams, Jim Beavers, Chase Elkins, Scott Eudey, Christi Gillespie, Danny Miller, Mindy Payne, James Ring, Lee Whelpley, Roy Wood

**Absent:** Fred Dorrell, Karla Dyess

**Support Staff:** Kenny Schwab, Tammy Ewing, Norman Stephens, Larry Curtis, Farhad Daroga, Michael Spurgeon, Diana Reyes, Lisa Blackford, Curtis Green, Sandi Rosamond, Jason Claunch (Catalyst)

#### **2) Introductions**

City Manager Spurgeon discussed the importance of citizen involvement on committees. He stated he believed the best decisions were made when the governing body worked with the Community. He reported the Elm and New Orleans Advisory Committee had twelve members experienced in economic development and/or had served with the governmental body of Broken Arrow.

City Manager Spurgeon introduced himself and noted he had served as Broken Arrow City Manager for four years. He discussed his responsibilities and noted he was not a Committee Member, but would be present to support the Advisory Committee.

Assistant City Manager over Operations Kenny Schwab noted he reported directly to Mr. Spurgeon. He stated his purview included the General Obligation Bond program. He reported some funds for the Elm and New Orleans project would come from the General Obligation Bond program.

Assistant City Attorney Tammy Ewing stated she worked with the Community Development Department which included planning, permitting, and neighborhood engagement. She noted she worked with the Engineering and Construction Department, Planning Commission, and Board of Adjustments.

Economic Development Manager Norman Stephens noted he was tasked with recruiting retail to the New Orleans and Elm area.

Community Development Director Larry Curtis reported his division handled planning and development, and provided support to the Planning Commission and City Council when making zoning decisions. He stated his department handled permits, licensing, code enforcement, and building inspections.

Special Projects Manager Farhad Daroga stated he was excited about this Committee and this project. He noted he had been involved with development of Elm and New Orleans intersection since the early stages and looked forward to working with the Committee.

Mr. Danny Miller reported he was nominated by Council Member Parks to serve on the Committee. He stated he was a long time resident of Broken Arrow in the Elm and New Orleans area and he looked forward to this project moving forward.

Mr. Chase Elkins reported he was nominated by Council Member Gillespie. He stated he grew up in Broken Arrow one mile from this intersection and had watched the intersection go through many transitions.

Mr. Jim Beavers reported he represented the Economic Development Corporation which was part of the Chamber of Commerce. He stated he had lived in Broken Arrow for more than 40 years.

Ms. Diana Reyes stated she worked in the Broken Arrow City Clerk's Office.

Ms. Lisa Blackford stated she was the Deputy City Clerk.

Mr. Curtis Green stated he was a City Clerk and was present to provide support.

Ms. Sandi Rosamond stated she worked in the Broken Arrow City Clerk's Office and lived in the Elm and New Orleans area.

Dr. Roy Wood stated he was Dean of the Broken Arrow Campus of Northeastern State. He noted he was appointed by Vice Mayor Eudey and lived in Seven Oaks South, just east of Lynn Lane.

Mr. James Ring reported he was appointed by Vice Mayor Eudey. He stated he was a longtime resident of Broken Arrow and had 25 years of experience in retail.

Mr. Lee Whelpley stated he was appointed by City Manager Spurgeon. He noted he had served on the Planning Commission for 11 years and had served on the Board which helped create the Rose District.

Ms. Mindy Payne stated she was appointed by Mayor Thurmond and grew up in the Elm and New Orleans area. She noted she wished to improve the area for her children.

Ms. Tatum Adams reported she had lived in and out of Broken Arrow her entire life. She stated she recently returned to Broken Arrow, but had witnessed the development of other areas. She stated she remembered when this was a viable area and wanted to ensure this corridor was revitalized.

Ms. Christi Gillespie stated she was the newest City Council Member, had served on the City Council for four months and had lived in Broken Arrow on and off for 40 years.

Vice Mayor Scott Eudey reported he represented Ward 4, the Elm and New Orleans area. He noted he lived approximately one mile from the intersection. He stated he worked in downtown Broken Arrow and believed this intersection could be beautifully revitalized.

Mr. Jason Claunch stated he was President of Catalyst Commercial. He stated Catalyst had been working toward development of the Elm and New Orleans intersection for more than a year. He stated he believed this Committee was a powerful group. He stated he believed this initiative provided an excellent opportunity to create a new process to apply to the future of Broken Arrow and increase the Broken Arrow quality of life. He discussed how he would help facilitate the process. He challenged all present to think outside the box to create an extraordinarily special place.

City Manager Spurgeon reported there were two Committee Members not present: Fred Dorrell who represented the Planning Commission, and Associate Superintendent Karla Dyess. He discussed the reasons the City Council was not present in its entirety and the reasons minutes were kept. He stated he also lived in the Seven Oaks South area and this intersection was important to himself and his family.

### 3) Selection of Chairperson/Vice Chairperson

City Manager Spurgeon noted a decision would need to be made regarding the leadership roles of the Committee either tonight or at the next Committee Meeting.

Mr. Eudey stated he and Ms. Gillespie should not serve in leadership roles on the Committee. He nominated Dr. Roy Wood as Chairperson. He explained Dr. Wood had experience with the Chairperson role.

Ms. Gillespie nominated Chase Elkins. She stated Mr. Elkins was very knowledgeable about the City of Broken Arrow.

Mr. Spurgeon asked if there were any further nominations or discussion.

MOTION: A motion was made by Scott Eudey, seconded by Jim Beavers.

**Move to nominate Roy Wood as Chairperson and Chase Elkins as Vice Chairperson**

The motion carried by the following vote:

<b>Aye:</b>	<b>8 -</b>	Tatum Adams, Jim Beavers, Scott Eudey, Christi Gillespie, Danny Miller, Mindy Payne, James Ring, Lee Whelpley
<b>Abstain:</b>	<b>2 -</b>	Chase Elkins, Roy Wood

City Manager Spurgeon noted he would instruct Dr. Wood and Mr. Elkins in the duties of the Chair and Vice Chair positions.

### 4) Discussion of meeting dates and times

Chairperson Wood asked if Thursday evening was a good time for Committee Meetings. Committee Member Whelpley responded in the negative; the second and fourth Thursdays of the month the Planning Commission met; however, the first and third Thursday would be fine.

Committee Member Beaver asked how often the Committee would meet. City Manager Spurgeon responded he felt twice a month would be sufficient with a possible occasional subcommittee. Discussion ensued regarding possible meeting dates, 6 p.m. being a good time for the meetings, where the meetings would be held, what date meetings would begin, potential conflicts, and the ability to schedule meetings as desired.

MOTION: A motion was made by Lee Whelpley, seconded by Jim Beavers.

**Move to meet on the first and third Thursday of the month at 6:00 p.m.**

The motion carried by the following vote:

**Aye:** 10 - Tatum Adams, Jim Beavers, Chase Elkins, Scott Eudey, Christi Gillespie, Danny Miller, Mindy Payne, James Ring, Lee Whelpley, Roy Wood

MOTION: A motion was made by Scott Eudey, seconded by Jim Beavers.

**Move to next meet on September 19, 2019**

The motion carried by the following vote:

**Aye:** 10 - Tatum Adams, Jim Beavers, Chase Elkins, Scott Eudey, Christi Gillespie, Danny Miller, Mindy Payne, James Ring, Lee Whelpley, Roy Wood

#### **5) Discussion about City Council expectations**

City Manager Spurgeon explained the City Council had the same goal as the Committee to see the revitalization of this intersection as a viable corridor for retail, commercial and residential. He stated each Committee Member had a different perspective which was excellent. He stated City Council hoped the Committee would think big, review the Catalyst report, engage current business owners and property owners, conduct walking tours of the area, and generally do due diligence before coming to City Council with a recommendation. He discussed what the Committee could expect in terms of resources and information.

#### **6) Catalyst report findings and recap**

President of Catalyst Commercial Mr. Jason Claunch summarized what he would be reviewing and what would be contained within the Catalyst study. He recommended not getting caught up in the details, but agreeing on the big things first, then discussing the details.

Mr. Claunch explained there were three key components to making this plan successful: 1) City Vision/Committee Vision; 2) Ownership Goals; and 3) Market Opportunities. He explained success was found where these three components met.

Mr. Claunch reported Catalyst's goal was to create a virtuous cycle where any investment, public or private, stimulated new development, created new jobs, created high quality housing, and essentially created new revenue and value which could be reinvested in the district. He stated Catalyst reviewed the existing conditions: there was "retail leakage" to newer regional nodes, there was a lack of identity/experience, there was disconnect from adjacent neighborhoods, there was vacancy and underutilized parcels, and there was outdated development which lacked walkability and experience. He noted historically uses were created with buffers between neighborhoods; however, today uses were considered with transitions and housing topology could be used to transition between heavy commercial and residential. He stated there had been a substantial change in demographics in the area and the key was to understand the demographics and design a merchandizing strategy which would accommodate the changed demographics. He noted there was a lot of legacy ownership in this location and the strategy would need to present a value proposition which appealed to the owner in terms of reinvestment. He noted there was a lack of unified vision in this area.

Mr. Claunch reported Catalyst reviewed the zoning for this area; zoning impacted existing uses and potential uses. He stated Catalyst reviewed the topography, drainage, detention fields, utility infrastructure, roadway capacity, and parking counts. He noted Catalyst spent time in public engagement researching the desires of the public; residents wished to see a family oriented space with possible cultural experiences. He stated the existing facades needed updating. He stated there was plenty of existing infrastructures which could be reused and repurposed; however, there was also functional obsolescence which would need to be demolished and rebuilt. He noted the area needed an integrated mix of complementary uses, improved landscaping, updated parking lots, increased walkability, and improved lighting to improve security and create a better sense of place. He stated he believed the issue with Elm and New Orleans was not a market issue, it was a lack of vision issue and once the structural and functional issues were resolved and a unified vision was realized this would be an

excellent corridor. He stated to create interest and attract capital, adjacency predictability was needed. He explained as a business owner he would not choose to reinvest in his business if he knew his neighbor would not make any reinvestment. He stated Catalyst examined the possibility of a revised land use strategy which included suburban mixed use, which was a new term, with transitional residential (multifamily or luxury urban, town homes or slot homes) adjacent to existing commercial. He stated Catalyst researched appropriate uses within the commercial corridor, as well as lower density uses. He stated the plan Catalyst developed was designed to preserve the integrity, character, and quality of life for the existing neighborhood, as well as to revitalize the commercial corner. He stated there were institutional uses (medical and office) included in the plan, as well as places of assembly.

Chairperson Wood thanked President of Catalyst Commercial Mr. Claunch for his presentation. He asked if there were any questions.

Vice Chair Elkins thanked Mr. Claunch for his transparency and excellent communication. Mr. Claunch stated he would be more than happy to answer any questions of the Committee or the Public.

Citizen Ms. Osborn asked how Catalyst discovered the needs of the Public and what the Public expressed it wished to see in this location. Mr. Claunch reported there were two public meetings which were held regarding the Elm and New Orleans intersection. He explained each meeting had excellent attendance with hundreds of Citizens present. He noted Catalyst collected input from the Citizens during these meetings. He reported Catalyst also spent approximately 8 months soliciting input from the residents.

#### **7) Discussion of the current landscape of corridor**

Assistant to the City Manager Norm Stephens stated he believed the residents present had basically two questions: 1) "Why did you shut down my Hobby Lobby?" and 2) "Why did you shut down my Reasor's?" He reported the City of Broken Arrow had nothing to do with the closing and moving of Hobby Lobby; this was an internal corporate decision which the City had no power over. He explained Reasor's did approach the City indicating it intended to move from the location at Elm and New Orleans once the lease expired. He reviewed the conversations Broken Arrow held with Reasor's and the efforts the City made to accommodate Reasor's and encourage Reasor's to stay in the Elm and New Orleans area; however, Reasor's decided to close the Elm and New Orleans location as financially it was not feasible to remodel this location. He noted since the closing of Reasor's the City had been making efforts to bring Reasor's back to southwest Broken Arrow. He stated the Elm and New Orleans location would not be a quick overnight fix, but the area would be redeveloped and revitalized. He stated he believed the same type of transformation could happen at the Elm and New Orleans corridor as happened in the Rose District.

Placemaking Manager Farhad Daroga noted it would take time to revitalize this corridor. He reported Broken Arrow's successes, such as the Rose District, were the result of a master plan developed and approved for the area. He reported there were approximately 150 acres in the Elm and New Orleans study area, with a net commercial area of approximately 100 acres, and of that approximately 60% to 70% was parking. He explained this was a typical model used in the 1970's and 1980's. He reported approximately 70 acres was parking; the area only needed about 25 acres of parking. He stated this corridor was highly successful in the 1980's and 1990's. He explained this area was 40 years old, but had good infrastructure (water, sewer, street improvements, utilities, etc.) and excellent traffic. He noted the Committee

needed to consider the short term, mid-term and long term steps which were needed to revitalize this location. He stated the Rose District took several years to come to fruition.

City Manager Spurgeon stated the City had spoken with the business owners at Elm and New Orleans; all were excited about the prospect of revitalization and were willing to partner with the City in this effort. He noted some business owners were more excited than others and he hoped the Committee would engage with the business owners in an effort to incentivize and encourage business and property owners to reinvest in the properties. He explained this project would fail if the business and property owners were not willing to work with the City.

Committee Member Gillespie stated she contacted the business owners and felt there was a good momentum at the moment. She discussed the excitement of the business owners she had spoken with.

Director of Community Development Larry Curtis reported the old Hobby Lobby site had a church interested in developing this building. He noted a Planned Unit Development (PUD) was created to enable the church to develop the Hobby Lobby property. He stated through the PUD 40,000 square feet of the 64,000 square feet of the Hobby Lobby building would be developed as church, and the remaining 24,000 square feet would be developed commercially. He reported additionally City Council required the church to develop an out parcel commercial building along New Orleans. He noted he would email the intended façade of the church/commercial development to the Committee Members. He explained the City proceeded with the PUD to ensure the building façade was updated and the site was brought up to current Broken Arrow code, including landscaping and lighting. He reported there was a company interested in redeveloping the Reasor's building as a gymnasium/fitness facility with an indoor pool.

Committee Member Jim Beaver asked if there was a map which illustrated the businesses and locations. President of Catalyst Commercial Mr. Jason Claunch responded in the affirmative; he could provide maps which illustrated business locations, owners of properties, and existing uses. Discussion ensued regarding property ownership.

Placemaking Manager Mr. Daroga explained much of the Elm and New Orleans area was zoned and platted between 1978 and 1984. He stated at that time, Elm was a secondary arterial street and New Orleans was a primary arterial street, but was not developed as such until the mid 1980's. He explained this meant many of the utility easements and right-of-ways were not developed to today's standards; therefore, many of these would need adjustment and new easements/right-of-ways would need to be obtained. He reported there private covenants and private easements owned by individual out lots and individual landlords which could be problematic; however, he hoped to be able to work with the property owners, as the property owners should be able to see how the project would work for the benefit of the property owners. Committee Member Eudey concurred and noted private restrictive covenants could be changed; it was important to meet with the owners of the covenants in discussion.

Committee Member Whelpley commented before development of the Rose District only 22% of the downtown area collected sales tax. He reported in 2011 (pre-Rose District) the City collected approximately \$18,000 dollars in sales taxes from the downtown area, but in 2017 approximately \$439,000 dollars in sales taxes was collected in the Rose District. He stated

this project would take a long time, but would be well worth it. He noted when development of the Rose District first began the existing merchants highly disliked the Downtown Advisory Board; however, once development was complete the merchants loved the Downtown Advisory Board due to the success of the area.

Chairperson Wood stated other institutional organizations, such as churches and office spaces, brought in daytime traffic which helped sustain the retail spaces. Mr. Stephens concurred; both retail and institutional were important. Discussion ensued regarding walkability of the area, loss of the hospital in the area, loss of the commercial stores in the area, hospital space being marketed for office space, class A office space drawing daytime traffic, and retail having a “herd mentality.”

#### **8) Update on 2018 GO Bonds designated for corridor**

Assistant City Manager Kenny Schwab reported infrastructure had a broad definition and could include almost anything, for example street lights, buildings, parking lots, traffic signals, streets, sidewalks, retaining walls, trails, utilities, water, sewer, etc. He stated when conversation was held regarding infrastructure a differentiation between public infrastructure and private infrastructure was important. He explained anything within a public right-of-way was owned by the public and the City oversaw public infrastructure; public infrastructure was paid for with public funds. He noted public infrastructure included streets, sidewalks, traffic signals, medians, water lines, sewer lines, etc. He stated private infrastructure included the buildings, parking lots, lighting on private property, etc. He explained public funds could not be used for development of private property.

Mr. Schwab reported 75% of the Citizens of Broken Arrow voted to approve the 2018 Bond Program. He stated one of the key elements of the 2018 Bond Program was Proposition 1 – Transportation. He stated there were a few projects within Proposition 1 which were identified for the Elm and New Orleans corridor. He noted the projects (funded at \$2 million dollars) were flexible and could include sidewalks, trails, retaining walls, water lines, sewer lines, medians, streets, intersections, etc. He stated mill and overlay project funds were available, but could only be used for mill and overlay of the street. He reported Mr. Spurgeon identified an additional \$500,000 dollars for use from the Street Sales Tax Fund bringing the grand total for public street infrastructure to \$3.1 million dollars.

#### **9) City staff presentation on Committee goals**

Director of Community Development Larry Curtis commented Jason Claunch and Catalyst did an excellent job with the Study. He stated Staff hoped the Committee would be able to hone the Catalyst Study into a more specific document with established timelines. He stated the Comprehensive Plan, just adopted by City Council, identified the Elm and New Orleans area as a Special District. He stated it was important to Staff, moving forward, to be able to refer to this honed document as an example for development of other Special District areas. He stated himself and Mr. Daroga would be the Committee’s point of contact with Staff, coordinating work with other Departments within the City, such as Engineering and Construction or Stormwater. He recommended the Committee doing a walking tour of the area at the beginning of this process, as well as towards the end of the process. He noted the Committee could utilize a tactical urbanism concept in this area. He explained tactical urbanism was a low-cost, temporary change to the environment which showed residents the area’s potential.

Assistant City Attorney Tammy Ewing recommended against taking Public Comments at this Committee Meeting as the City had adopted guidelines for Public Comments which included specific sign up forms to assist in record keeping.

Committee Member Beaver asked if the City had the ability to ask the residents, through a vote, for additional funds for the Elm and New Orleans corridor. City Manager Spurgeon responded in the affirmative; the Vision 2025 Sales Tax was a perfect example of funding of specific projects and initiatives approved by the residents of Broken Arrow.

Committee Member Beaver asked if an ordinance could be used to specify what this area was required to use for façade materials. City Manager Spurgeon responded in the affirmative; he discussed the process of establishing these types of guidelines. Committee Member Whelpley noted this was done through the Downtown Residential Overlay District (DROD) in the Rose District. Mr. Curtis concurred; he discussed the DROD process and the benefit of establishing a DROD.

#### **10) Establishment of Committee mission, goals, and processes**

City Manager Spurgeon stated this was the open discussion portion of the meeting; an opportunity for the Committee to establish its mission, goals and processes.

Chairperson Wood stated he would like to table Item 10 until the next Meeting; however, he would like to hear from the Committee Members individually concerning development ideas for the area. He noted the Committee Member comments would be used as a jumping off point for the next meeting's discussions.

Committee Member Gillespie recommended communicating via email regarding missions, goals and processes in between meetings to ensure Committee Meetings were fruitful work meetings. She stated she felt streetscaping was incredibly important, making the corridor more walkable, and creating green space in the street medians.

Assistant City Attorney Ewing asked to include discussion and education by the Legal Department regarding the Open Meetings Act and Open Records Act in the next meeting's agenda. She stated the Committee needed to be very careful about violating the Meetings Act, and having discussions through email could be problematic. She asked the Committee Members not to interact too much with each other outside of the Meetings until this Item was discussed at the next meeting.

Director of Community Development Mr. Curtis recommended questions and comments be directed to Mr. Daroga; Mr. Daroga would answer questions and distribute the information to the entire Committee.

Committee Member Eudey agreed and encouraged the Committee to email thoughts about what the Committee's goals and missions should be to Mr. Daroga who would filter and distribute the information to the Committee and Staff in preparation of the next meeting. He stated no question was a stupid question. He encouraged all to ask questions freely. Mr. Curtis agreed and noted these emails would help guide Staff by providing much needed input. He noted if the Committee was communicative then Staff would be better able to serve the Committee moving forward.



Assistant City Attorney Tammy Ewing reminded the Committee all communications with public officials became public record and could be used in the court of law. Discussion ensued regarding subcommittees, a maximum five members on a subcommittee, and the need to have subcommittees formally appointed by the Committee.

Committee Member Beaver recommended a driving tour of the area prior to the next meeting.

City Manager Spurgeon recommended reviewing the proposed exterior façade of the new church and the overhead map illustrating the current ownership of the buildings (sent out via email) prior to the next meeting. Discussion ensued regarding touring the area individually or as a group. Chairperson Wood asked for a group walking tour to be scheduled during the next meeting, as well as legal training.

Mr. Stephens reported there was no individual who had more knowledge of the history of Broken Arrow than Mr. Farhad Daroga.

MOTION: A motion was made by Tatum Adams, seconded by Scott Eudey.

**Move to move Item 10, Establishment of Committee mission, goals, and processes, to the next meeting**

The motion carried by the following vote:

**Aye:**     **10 -** Tatum Adams, Jim Beavers, Chase Elkins, Scott Eudey, Christi Gillespie, Danny Miller, Mindy Payne, James Ring, Lee Whelpley, Roy Wood

Discussion ensued regarding the next Agenda, sending ideas and questions to Mr. Daroga, communications from Mr. Daroga being sent to all Committee Members for purposes of clarity, the importance of copying Mr. Larry Curtis in emails sent to Mr. Daroga, not using “reply all” when answering emails from Mr. Daroga and Mr. Curtis, and the importance of City Staff support in order for this endeavor to be successful.

#### **11) Closing comments**

City Manager Spurgeon noted that while this project would be a challenge, he felt it could also be fun. He stated this Committee had an opportunity to have a huge impact on the Community of Broken Arrow for decades to come. He stated it was important to be methodical, but expeditious with time. He indicated he hoped the Committee would be prepared to make a recommendation to City Council by Memorial Day 2020. He thanked all who attended.

Committee Member Eudey noted there was no rush; the Committee should take as long as it needed to prepare an excellent recommendation and develop this policy document. He noted it was a monumental task which would take time.

Vice Chair Elkins asked if it would be possible to request City Council to take certain action steps earlier in the process if the Committee felt it was needed. City Manager Spurgeon responded in the affirmative. He noted especially regarding the roads, if a recommendation was made to begin the roadwork the City could begin. He reported Elm and New Orleans was becoming one of the worst intersections in the City.

Committee Member Whelpley asked if the recommendation would go to the Planning Commission and then City Council, or straight to City Council. City Manager Spurgeon reported the recommendation would go straight to City Council. Discussion ensued

regarding the possible need to bring certain recommendations to the Planning Board and following proper procedure.

Vice Chair Elkins asked President of Catalyst Commercial Mr. Jason Claunch if he could provide examples of similar four corner developments, including successful and non-successful examples. Mr. Claunch responded in the affirmative. Discussion ensued regarding the importance of reviewing such examples and including this as an item at the next meeting.

MOTION: A motion was made by Tatum Adams, seconded by Christi Gillespie.  
**Move to discuss other revitalization efforts, successful and non-successful, at the next meeting**

The motion carried by the following vote:

**Aye: 10 -** Tatum Adams, Jim Beavers, Chase Elkins, Scott Eudey, Christi Gillespie, Danny Miller, Mindy Payne, James Ring, Lee Whelpley, Roy Wood

Mr. Claunch stated he understood the Committee would be considering the strategic plan and mission statement as the next meeting approached. He recommended considering the core values and brand elements which would comprise the character of the neighborhood. He stated short term goals should be considered and tactical urbanism should be considered. He noted other items which were discussed today included infrastructure strategy, marketing, branding, activation (programming and recruitment), regulation and policy, zoning, and funding from both public and private sources. He stated the ultimate goal was to create a framework and a process, essentially a policy for future redevelopment in the City of Broken Arrow.

City Manager Spurgeon thanked Pastor Scott Moore for permitting the Committee to meet at the church.

## 12) Adjournment

Chairperson Wood adjourned the meeting at approximately 8:14 p.m.


MOTION: A motion was made by Scott Eudey, seconded by Christi Gillespie.

**Move to adjourn**

The motion carried by the following vote:

**Aye: 10 -** Tatum Adams, Jim Beavers, Chase Elkins, Scott Eudey, Christi Gillespie, Danny Miller, Mindy Payne, James Ring, Lee Whelpley, Roy Wood

  
Roy Woods, Chairperson

  
Lisa Blackford, Deputy City Clerk